

July 22, 2020 (Revised 8.4.20—revisions in red)

County of San Luis Obispo
Planning & Building Department
County Government Center
San Luis Obispo, CA

Subject: Public Records Act request for records relating to development pending or approved in Los Osos and Title 19 retrofit to build provisions as applied in Los Osos

Dear Sirs/Madams:

Pursuant to Government Code sections 6253 and 6253.1, part of the California Public Records Act (CPRA), I am requesting full and accurate copies of the public records specified below. For purposes of compliance with this PRA request, please consider the definition of the terms “public records” as set forth in Government Code section 6252.1.

Please contact me for any clarifications regarding this request, and provide the records in electronic format, preferably in email attachments.

Thank you for your attention to this request.

Respectfully,
Patrick McGibney,
Los Osos Sustainability Group

Records requested

1. Records relating to “requests for allocation” in Los Osos inside and outside the wastewater service area up to the present, including but not limited to all lists of requests for allocation received, rejected, accepted, approved, or otherwise processed, further including but not limited to any waiting lists with parcel numbers, address, and any other property identifier, the date of placement on such list(s), and any changes of status of such lists and/or individual properties on such lists, further including the basis and criteria for acceptance, approval, and/or other processing of said requests for allocation.

We would like copies of all “requests for allocation” for projects in Los Osos that the County has on file, including project identifiers and the date that each request was submitted or accepted. The project identifiers we request include at least the address, type of project (e.g., ADU, teardown & replacement, single-family home),

square footage, number of bedrooms and bathrooms, and water source. In lieu of copies of each “request for allocation,” we would accept a list that provides the same information.

We would also like copies of any letters or other information the County has provided people or entities that have submitted “requests for allocation” relating to when the people/entities might be able to submit applications or be able to build, and the requirements for submitting applications or being able to build.

Note: “Requests for allocation” are referred to in proposed revisions to Title 26, a draft document circulated by the Planning Department entitled “Title 26 Amendments—Los Osos Growth Rate & Ordinance Cleanup, Public Review Draft 5-26-20” (e.g., Pages 14 & 15).

2. Records relating to applications to build in Los Osos inside or outside the sewer service area from 2010 to the present and the status of those applications, including but not limited to a list of all applications received, accepted, pending, and/or approved, including but not limited to the basis and criteria for acceptance and/or approval, and a list of all projects completed, having construction in progress, and having construction not yet initiated, further including the square footage of the housing unit/structure, number of bathrooms, the water source, and evidence the project met Title 19 retrofit requirements, including where the retrofit offsets occurred offsite if the project met retrofit requirements.

We would like a list of all building applications received since 2010, for projects in Los Osos inside and outside the sewer service area, including project identifying information and the status of the each project. The project identifying information we request includes at least the address, type of project (e.g., ADU, tear down & replacement, single-family home), square footage, number of bedrooms and bathrooms, and water source.

If a list of all building applications is not available we’d like copies of the applications (limited to copies of the page or pages that include the identifying information we list in the above paragraph).

We would also like a copy of the evidence each applicant provided that the project met Title 19 requirements, which identifies at least the types of retrofits, the number of each type, and where the retrofits were installed (address or other location identifier). If the project did not meet Title 19 requirements, we would still like the application information.

3. Records relating to all development identified in LOCP Communitywide Standard D3 “Exemptions,” (quoted below) including but not limited to a list of all development approved, all applications or requests for approval received and/or at some stage of processing, further including but not limited to the basis and criteria for acceptance and approval of development, and any information related to this provision provided to or created by County staff, officials, the public, or other entities including but not

limited to which types of development meet applicable criteria, where retrofits can occur, how much retrofit capacity offsite is available, and any closing date for submitting said applications to build.

All development approved (pursuant to land use permits or entitlements prior to the effective date of this standard that complies with Title 19 retrofit requirements shall be exempt from the provisions of these standards in Subsections D.1 and 2.

We would like a list of “all development approved” per this provision that includes the project identifiers we request in #1 and #2 above. If a list of “all development approved” per the above provision is not available, we’d like copies of other records documenting such approved development, which includes the project identifiers we request in #1 and #2 above.

We also request a copy of the evidence the applicant provided that the project met Title 19 requirements, which identifies at least the types of retrofits, the number of each type, and where the retrofits were installed (address or other location identifier).

4. Records relating to the development occurring at 1372 Pasadena Street in Los Osos, including but not limited to the type of structure or housing, the square footage of the structure, the number of bathrooms, and basis and criteria for approval of the project, including but not limited to evidence it met Title 19 retrofit requirements if it did, when an application to build was filed and approved for the project, when the project met Title 19 requirements if applicable, including the types of retrofits, the number of each type, and where the retrofits were installed (e.g., address or other location identifier).

The above request should be clear with the changes in red.

5. Records of all communications among and between County staff and/or County officials relating to development in Los Osos, including but not limited to all emails and other communications relating to how and when development can/could/will be approved for building, further including but not limited to the criteria and basis for approval of building, including “exempt” housing, i.e., accessory dwelling units (ADUs) and affordable housing, and non-exempt housing, further including but not limited to the potential or actual number of exempt and non-exempt housing units that can/could/will be approved by 2025, by 2040, or by another date, further including but not limited to housing that can/could/will be approved using Title 19 retrofit offsets or other communications relating to Title 19 as it applies to development in Los Osos.

We will limit the above request to communications since January 1, 2019.

6. Records relating to information provided to property owners or other people or entities regarding requirements or criteria for building in Los Osos, including any form letters, fliers, handouts, or other information posted on line, at the Planning

Department, or distributed via email or otherwise, further including any letters or other information provided to people or entities that was not standardized.

We will limit this request to copies of all letters and emails, including email attachments and links to documents, sent to people or entities, including the Coastal Commission, from County staff or officials since January 1, 2019 that relate to or refer to Title 19 (as it applies to Los Osos), accessory dwelling units (ADUs) in Los Osos, or affordable housing in Los Osos.